

HARMONY GROVE MILL

Commerce, Georgia

821 S BROAD ST, COMMERCE, GA 30529

COMMERCIAL MIXED-USE REDEVELOPMENT OPPORTUNITY OR INDUSTRIAL STORAGE SPACE AVAILABLE

Up to 300,000 SF For Sale
Divisible from 25,000 SF
Located in Downtown Commerce, Georgia

- Historic Harmony Grove Cotton Mills
- Built in 1896
- Situated on 5.76 acres
- 16' clear ceilings
- Heart of pine flooring throughout
- Potential uses include industrial storage, retail, commercial, multifamily, education, office, brewery, etc.
- Neighboring parcels available
- Located near new GE Manufacturing Plant and new Toyota Plant

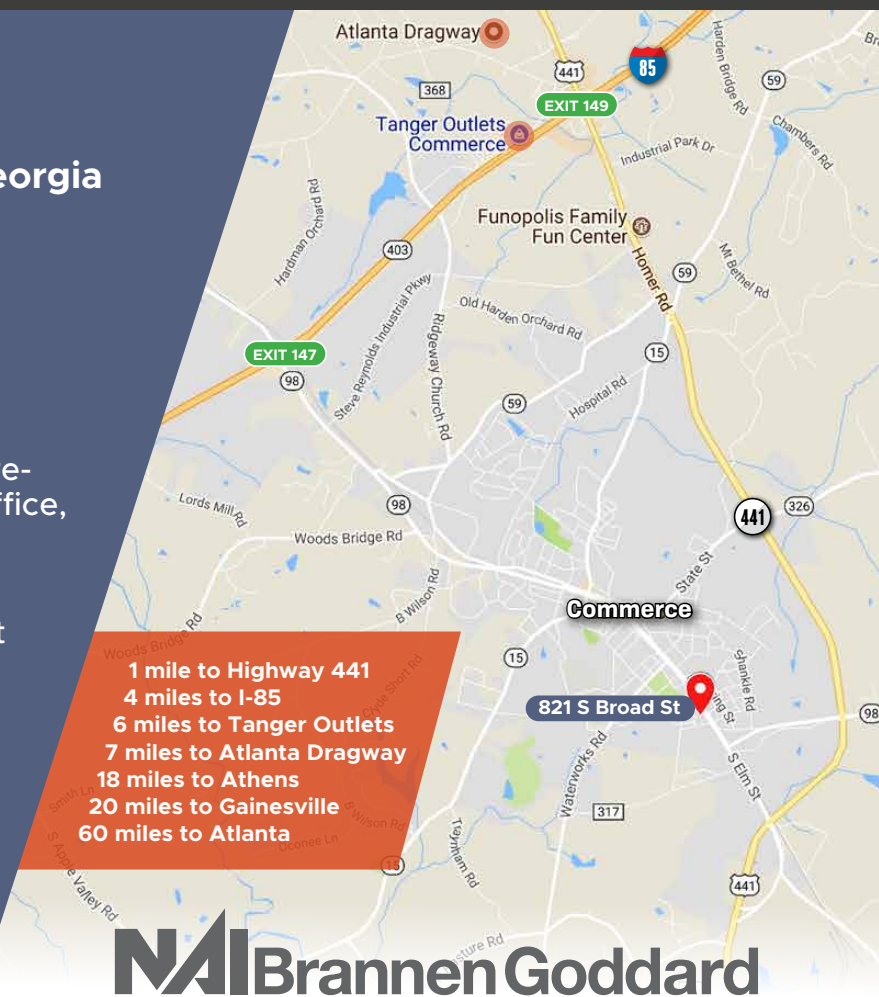
For Sale: \$3,300,000

For Lease: \$3.00/SF Net

For more information, contact:

Linda Keefe / 404.812.4097
lkeefe@naibg.com

Eric Smith / 404.812.4033
esmith@naibg.com



NAI Brannen Goddard

Information is deemed from reliable sources. No warranty is made as to its accuracy.



MANUFACTURERS NEAR HARMONY GROVE MILL

	SK Innovation	General Electric	Toyota
Distance from Site	6.3 miles	3.2 miles	1.6 miles
Square Footage	1 million SF	2 million SF	350,000 SF
# of Jobs Created	2,000 jobs	200 - 400 jobs	300 - 400 jobs
Company Description	A leading developer of lithium-ion batteries	A Fortune 500 multinational company of production, energy, and lighting	A multinational automotive production



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HISTORY OF HARMONY GROVE MILL

Harmony Grove Mills, Inc. was a cotton manufacturing corporation founded on April 3, 1893, in Harmony Grove (later renamed Commerce), Jackson County, Georgia, by Lamartine G. Hardman, an area physician, brothers G. W. D. and W. T. Harber, and other members of the local business community to spur industrial growth in northeast Georgia.

The original 15,000 square foot mill facility was designed by W. T. Thurmond, the first plant foreman, and furnished with 60 40-inch looms. Harmony Grove produced its first cotton sheeting on May 25, 1894.

Enlarged several times, first in 1902 and then in 1923 and 1941, Harmony Grove operated 586 looms and employed more than 500 workers at the time of its fiftieth anniversary. By 1950, the original site was expanded to 130,000 square feet. To house its many employees, Harmony Grove constructed a mill village. Today, these houses still make up a large portion of homes in the southeast part of Commerce.

Economic decline in the late 1980s led to job cuts, and by 1990, Harmony Grove employed just 270 workers. In 1991, Greenville, South Carolina-based Mount Vernon Mills purchased Harmony Grove. Harmony Grove remained fully operational until 2004 when Mount Vernon closed several locations. The original mill building in Commerce remains an important historic and aesthetic landmark for the community.

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